



## 30 School Road

**Guide Price £425,000 - £450,000**

Offered to the market with no onward chain, this spacious detached family home occupies an attractive position with pleasant views to the front and provides versatile accommodation ideal for modern family living.

The welcoming entrance hall leads to a generous living room featuring a charming wood burner, creating a cosy focal point, while patio doors open directly onto the rear garden, allowing plenty of natural light to flood the space.

A separate dining room offers the perfect setting for family meals and entertaining, complemented by a fitted kitchen providing ample storage and workspace. A convenient ground floor cloakroom completes the downstairs accommodation.

To the first floor, an impressive landing is enhanced by a stained-glass window, adding character and charm.

There are four well-proportioned bedrooms, including the main bedroom benefiting from its own en-suite shower room.

The remaining bedrooms are served by a contemporary family bathroom, finished to a high standard.

Outside, the property enjoys a well-maintained rear garden with a patio area, ideal for outdoor dining and relaxation. A log cabin with electricity and lighting offers excellent potential for use as a home office, workshop, hobby room or additional storage space.



To the front, a gated driveway provides ample off-road parking and leads to a single garage.

Combined with its spacious accommodation, attractive outlook and sought-after features, this excellent family home presents a wonderful opportunity for buyers seeking comfort, convenience and flexibility.

### Services

Gas central heating. Mains drainage, electricity, and water are connected.

### Situation

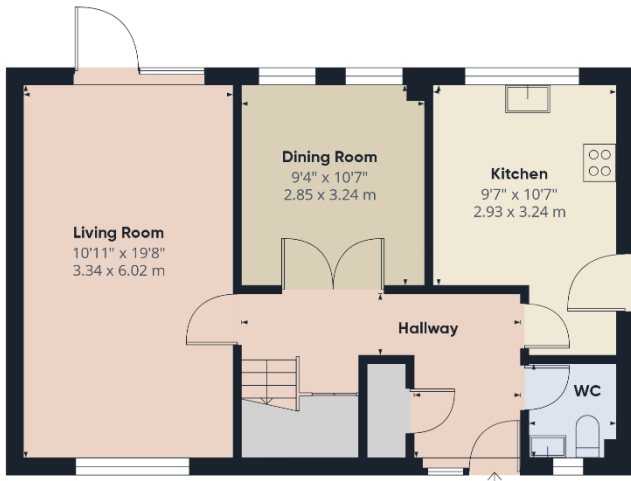
Necton is a good sized village situated south of the A47, some 5 miles east of Swaffham and 10 miles west of Dereham. The village is well served with a good range of shops, excellent school, Public House, doctors surgery, and many other amenities.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

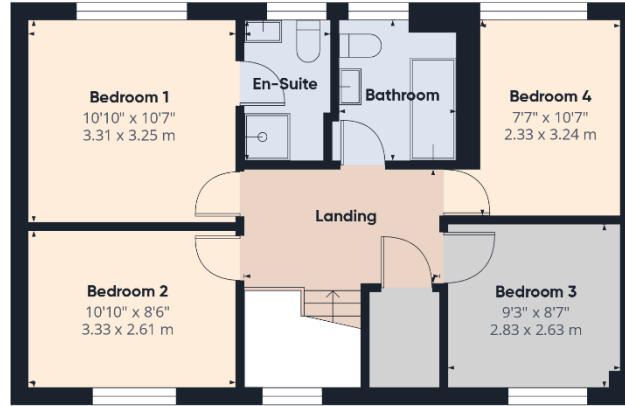
This property is being marketed by our Dereham office and the property reference is AD0653.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.

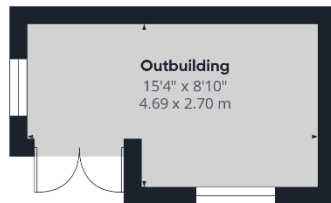




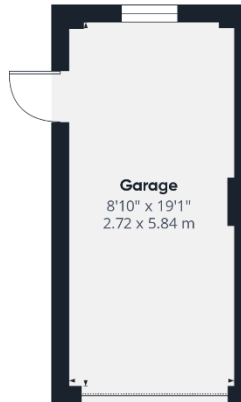
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

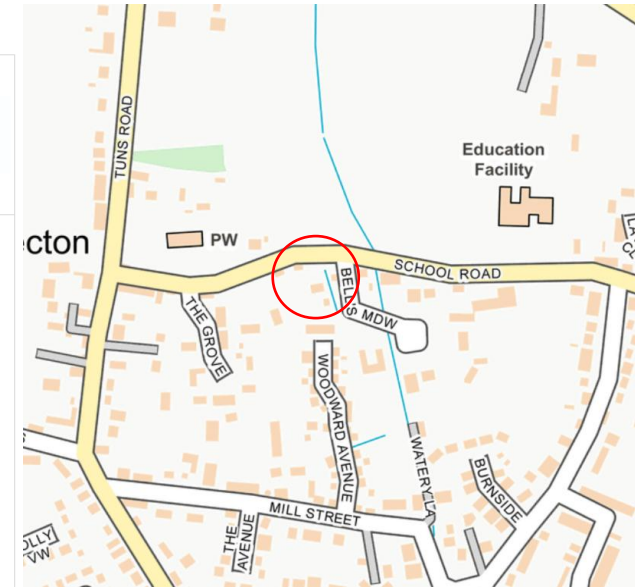
**PARSONS**  
COMPANY

Approximate total area<sup>m</sup>  
1422 ft<sup>2</sup>  
132.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>70</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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